

County of Placer Board of Supervisors

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February 20, 2009

Dear fellow Granite Bay Resident,

My thanks to those who were willing to brave the wind and the weather February 11th to attend the community meeting regarding the update to the Granite Bay Community Plan (GBCP). With nearly 400 people in attendance, it is clear that our community outreach efforts are working.

While county planning staff answered numerous questions and much constructive input was received, it is clear that a number of inaccurate statements and unsubstantiated rumors are being circulated, which has lead to confusion by some. I would like to set the record straight on several issues that were raised at the community meeting.

The first thing I would like everyone to know is that though the County has opened the plan up for review and suggestions by property owners, there are no land-use changes currently being proposed. Nor are there any development proposals of which I am aware that have not already been made known to the community at our Municipal Advisory Council meetings. In short, no changes are being recommended by the County at this time, and if there are any, they will not be until the review period is over.

Another common mis-statement is that this update will cost between \$300,000 and \$500,000 to complete. This is just flat out inaccurate. The Planning Department's estimates are that the review process will cost less than \$50,000 this fiscal year, and the total anticipated cost is only between \$50,000 and \$150,000, depending on the amount of requests/recommendations received (this includes all staff time spent working on the update). The higher number was staff's estimated budget to complete all work on all community plan updates that staff is working on this year, not just the GBCP. As community plan updates are necessary, there are several other updates going on at the same time in Placer County.

I have also heard people state that a review of the plan is not necessary. This too is inaccurate. The State's Office of Planning and Research (OPR) highly recommends

that General/Community Plans be reviewed and updated every 10 to 15 years to assure the assumptions in the document are still valid. The GBCP is 20 years old and contains growth assumptions only through the year 2000. Accordingly, it is appropriate for the County to re-look at these 20-year-old assumptions to determine whether or not changes are needed.

The suggestion by some that this should be done by committee also brings me great concern. This is OUR plan, and I believe everyone in the community should have equal opportunity to review the plan and make suggestions. This is why this review is open to any property owner, not just a select few with their own special interests. Once any actual updates are suggested, I also believe everyone who wants a say on them should have an equal opportunity for that as well.

Another concern I've heard is that I want to change the 300 foot set-back policy on the south side of Douglas Boulevard. Though I have never liked this policy and made it a key issue in my first successful campaign for the Board of Supervisors back in 1992, I have no interest in suggesting any changes to that policy as a part of this process. Most of the land affected by the policy has either been developed or has been acquired as permanent open space, and I see no need to change it now.

People have asked, "Why not just keep this plan and if changes are needed, do them one-by-one?" There are two answers to this question: first, as discussed above, the County needs to update the plan - we need to receive input and then review and decide what, if any, policy or land use changes make sense; second, piecemeal one-off changes to a community plan isn't planning, it is reacting. Piecemeal development leads to higher traffic impacts, less certainty for property owners and diminishes the value of having a community plan.

Finally, I've been accused of having an agenda to cover Douglas Boulevard with strip commercial centers. Let me be clear, I do not support increasing the allowable square footage of commercial property beyond what is in the Plan today. I do, however, support incorporating policies that encourage the redevelopment and updating of existing commercial uses, similar to what we saw when the Quarry Ponds Center replaced the old boat retail and storage facility.

In summary, right now there are no changes being proposed to the Community Plan, only a review. The review is open to any Granite Bay property owner to make policy change recommendations or land use change recommendations (for their own land). I would be happy to comment or share my thoughts on any policy or land use changes you may be interested in. Once the submission period is over, the Planning

Department will present those changes they deem appropriate and that they believe make sense. Everyone who would like to comment on the suggested changes will be given that opportunity. As your County Supervisor, and a resident of this community for nearly 40 years who has watched with great pride as we have developed into one of the finest communities in the Sacramento region, that is my commitment to you.

A handwritten signature in blue ink, appearing to read 'Kirk Uhler', with a stylized, flowing script.

Kirk Uhler
Placer County Supervisor, District Four